152.0	0007	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,200 /	762,200
					USE VALUE:	762,200 /	762,200
					ASSESSED:	762,200 /	762,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROCKMORE MARLENE/TR
Owner 2:	MARLENE ROCKMORE TRUST
Owner 3:	
Street 1:	18 PERKINS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SACHS JOEL--ETAL -
Owner 2:	ROCKMORE MARLENE -
Street 1:	18 PERKINS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5626.000	291,200		471,000	762,200
Total Card	0.129	291,200		471,000	762,200
Total Parcel	0.129	291,200		471,000	762,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.75 | /Parcel: 533.75

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101026

GIS Ref

GIS Ref

Insp Date 04/27/18

!11941!

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0007-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	291,200	0	5,626.	471,000	762,200		Year end	12/23/2021
2021	101	FV	282,900	0	5,626.	471,000	753,900		Year End Roll	12/10/2020
2020	101	FV	283,000	0	5,626.	471,000	754,000	754,000	Year End Roll	12/18/2019
2019	101	FV	234,900	0	5,626.	441,600	676,500	676,500	Year End Roll	1/3/2019
2018	101	FV	234,800	0	5,626.	365,000	599,800	599,800	Year End Roll	12/20/2017
2017	101	FV	234,800	0	5,626.	335,600	570,400	570,400	Year End Roll	1/3/2017
2016	101	FV	234,800	0	5,626.	306,200	541,000	541,000	Year End	1/4/2016
2015	101	FV	229,300	0	5,626.	300,300	529,600	529,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:27:47

LAST REV

Date	Time
12/27/19	08:24:07

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11941

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SACHS JOEL--ETA	63699-551		6/3/2014	Convenience	1	No	No		Joel Sachs d.o.d. 8/11/2012 Bk 63699 Pg 547.
	18920-459		3/1/1988		242,000	No	No		Y

USER DEFINED

Prior Id # 1:	101026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2019	1390		2,610					
4/18/2013	564	Solar Pa	15,651	C				
12/21/2011	1876	Siding	20,000					reside vinyl over
9/12/2008	1030	New Wind	12,000	C				replace door and f
7/14/1995	418		20,000	C				REMODEL KITCHEN
6/9/1993	250	Manual	2,000	C				REBUILD WDK/STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	MEAS&NOTICE	CC	Chris C
6/14/2013	Info Fm Prmt	EMK	Ellen K
5/4/2012	Info Fm Prmt	MM	Mary M
11/6/2008	Meas/Inspect	355	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	270	PATRIOT
7/14/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5626		Sq. Ft.	Site		0	80.	1.05	9									471,022						471,000	

Total AC/HA:	0.12916	Total SF/SM:	5626	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	471,022	Spl Credit		Total:	471,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	89515
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422039
Depreciation:	130832
Depreciated Total:	291207

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

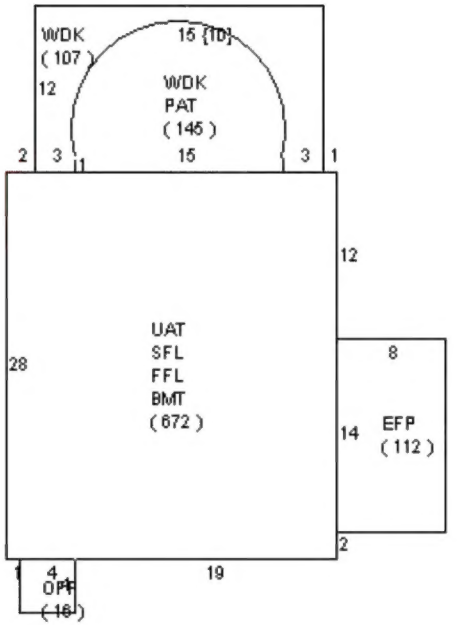
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.10
Special Features:	0	Val/Su Net:	107.49
Final Total:	291200	Val/Su SzAd	216.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	52.120	35,023
FFL	First Floor	672	173.730	116,745
SFL	Second Floor	672	173.730	116,745
WDK	Deck	252	9.870	2,487
UAT	Upper Attic	168	95.550	16,052
PAT	Patio	145	4.790	694
EFP	Enclos Porch	112	51.010	5,713
OFP	Open Porch	16	43.560	697
	Net Sketched Area:	2,709	Total:	294,156
Size Ad	1344	Gross Area	3213	FinArea 1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	